



**CITY OF STANTON**  
**STANTON CITY HALL, 7800 KATELLA AVENUE, STANTON, CA**

**PLANNING COMMISSION REGULAR MEETING**

**WEDNESDAY, APRIL 20, 2022 - 6:30 P.M.**

**AGENDA**

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**SAFETY ALERT – NOTICE REGARDING COVID-19**

The health and well-being of our residents is the top priority for the City of Stanton and you are urged to take all appropriate health safety precautions given the health risks associated with COVID-19. The Planning Commission Meeting will be held in-person in the City Council Chambers located at 7800 Katella Avenue, Stanton, CA 90680.

**ANY MEMBER OF THE PUBLIC WISHING TO PROVIDE PUBLIC COMMENT FOR ANY ITEM ON THE AGENDA MAY DO SO AS FOLLOWS:**

- Attend in person and complete and submit a request to speak card to the Planning Commission Chair.
- E-mail your comments to [CommunityDevelopment@StantonCA.gov](mailto:CommunityDevelopment@StantonCA.gov) with the subject line "PUBLIC COMMENT ITEM #" (insert the item number relevant to your comment) or "PUBLIC COMMENT NON-AGENDA ITEM" no later than 5:00 p.m. before the meeting (*Wednesday, April 20, 2022*). Comments received no later than 5:00 p.m. before the scheduled meeting will be compiled, provided to the Planning Commission, and made available to the public before the start of the meeting. Staff will not read e-mailed comments out loud during the meeting; however, the official record will include all e-mailed comments received until the close of the meeting.

Should you have any questions related to participation in the Planning Commission Meeting, please contact the Community Development Department at (714) 890-4243.

*In compliance with the American Disabilities Act, if you need special assistance to participate in this meeting, you should contact the Community Development Department at (714) 890-4243. Notification 48 hours prior to the Commission meeting will enable the City to make the reasonable arrangements to assure accessibility to this meeting.*

1. **CALL TO ORDER STANTON PLANNING COMMISSION REGULAR MEETING**

2. **PLEDGE OF ALLEGIANCE**

3. **ROLL CALL**

Chair Ash, Vice Chair Adams, Commissioner Marques, Commissioner Frazier

4. **SPECIAL PRESENTATION**

None.

5. **APPROVAL OF MINUTES**

- The Planning Commission approve minutes of Regular Meeting for January 19, 2022, and
- The Planning Commission approve minutes of Regular Meeting for February 16, 2022.

6. **PUBLIC COMMENTS**

This is the time for members of the public to address the Planning Commission on any non-agendized matters within the subject matter jurisdiction of the Planning Commission.

- Each speaker will have a maximum of three (3) minutes,
- The Commission cannot discuss or take action on these items.
- All speakers must fill out a REQUEST TO SPEAK card and submit it to the Secretary of the Commission.
- The Chair will call speakers to the microphone. Please state your name, slowly and clearly, for the record.
- When three (3) minutes has expired, please return to your seat as you will not be permitted to have additional time for comments

7. **PUBLIC HEARINGS**

7A. **PUBLIC HEARING TO CONSIDER SITE PLAN AND DESIGN REVIEW NO. SPDR-809, MINOR VARIANCE NO. MV 21-01, TENTATIVE TRACT MAP NO. 19184 FOR THE DEVELOPMENT OF FOUR (4), DETACHED, SINGLE-FAMILY DWELLING UNITS LOCATED AT 8222 STARR STREET IN THE MEDIUM DENSITY RESIDENTIAL (RM) ZONE WITH A NORTH GATEWAY MIXED-USE (NGMX) OVERLAY.**

## **RECOMMENDED ACTION**

That the Planning Commission:

- Conduct a public hearing;
- Find the proposed project exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15303 Class 3 (New Construction or Conversion of Small Structures); and
- Adopt Resolution No. 2533 approving Site Plan and Design Review No. SPDR-809, Minor Variance No. MV 21-01 and Tentative Tract Map No. 19184.

- 7B. PUBLIC HEARING TO CONSIDER CONDITIONAL USE PERMIT NO. C22-02 TO ALLOW THE ON SITE SALE OF BEER, WINE AND DISTILLED SPIRITS (TYPE 47 LICENSE – LIQUOR LICENSE) IN CONJUNCTION WITH A BONA FIDE RESTAURANT LOCATED AT 12140 BEACH BOULEVARD IN THE COMMERCIAL GENERAL (CG) ZONE WITH A GENERAL MIXED-USE OVERLAY (GLMX) AND TO REVOKE CONDITIONAL USE PERMIT NO. C79-34 PREVIOUSLY APPROVED FOR THIS SAME ADDRESS.**

## **RECOMMENDED ACTION**

That the Planning Commission:

- Conduct a public hearing;
- Declare the project is Categorical Exempt per California Environmental Quality Act, Public Resource Code Section 15301, Class 1(a) (Existing Facilities); and
- Adopt Resolution No. 2550 to approve Conditional Use Permit No. C22-02 and revoke Conditional Use Permit No. C79-34.

## **8. NEW BUSINESS**

None.

## **9. OLD BUSINESS**

None.

## **10. PLANNING COMMISSION COMMENTS**

*At this time Commissioners may report on items not specifically described in the agenda which are of interest to the Commission provided no discussion or action may be taken except to provide staff direction to report back or to place the item on a future agenda.*

## **11. DIRECTOR'S REPORT**

**12. ADJOURNMENT**

I hereby certify under penalty of perjury under the laws of the State of California, the foregoing agenda was posted at the Post Office, Stanton family Resource Center and City Hall, not less than 72 hours prior to the meeting. Dated this 14<sup>th</sup> day of April 2022.



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Jennifer A. Lilley, AICP  
Community & Economic Development Director